

Remington Ranch



Mountain Meadows Property Owners Association

Issue #28 - October 22, 2024

WEBSITE: remingtonranchmontana.com **FACEBOOK:** MountainMeadowsPropertyOwnersAssociation

MMPOA Info or questions Email: rranch2016@gmail.com **USPO:** PO Box 2016, Red Lodge, MT 59068

Dear Neighbors,

What a wonderful October it has been! We are truly fortunate to call this beautiful community

home.

On October 13th, we held our 2024 annual meeting, and I want to extend my gratitude to those who attended in person or logged in online. If you missed the meeting, you can catch the replay by clicking this link: <https://youtu.be/jzki-ZyAefs>

Join the Board

We are currently seeking volunteers for three board positions that will be open in 2025. Elections will take place in the coming months, and your participation is crucial for the continued success of our HOA. If you're interested in running, please send a short bio to **rranch2016@gmail.com** by November 30th. Our goal is to have the election after Christmas, ensuring new members can participate in our late February/March meeting and smoothly transition into their roles.

Annual Meeting Highlights

For those who were unable to attend, I'm pleased to announce that our budget will remain unchanged for next year, keeping our dues at **\$700.00** annually. The board has diligently reviewed operational costs and has made strategic decisions to reduce road maintenance expenses for 2024. One effective measure has been closing the northwest gate to through traffic, which has significantly decreased traffic in our community. We've also installed signs to inform visitors of the dead-end at the northwest gate. In 2025, we're considering a similar approach for the eastern rodeo entrance during large events.

Trailers and RVs

As of October 1st, all RVs, trailers, and motorhomes must be stored out of sight, either indoors or offsite. Unfortunately, if these vehicles remain visible from the road, we will need to enforce fines starting next week. We kindly ask that you only bring these vehicles onto the property for provisioning or maintenance, as the majority of owners voted in favor of enforcing our CCRs regarding their storage. Thank you for your cooperation.

Landscaping Requirements

Several owners raised concerns about landscaping enforcement during the annual meeting. We understand that the post-COVID landscape situation affected availability, but we are now past that phase. Many newly completed homes still lack approved landscaping. Please submit your plans this winter, and if you have large piles of topsoil on your property, we ask that you address them before winter snows arrive to maintain our community's appearance.

Pet Safety

We've received two complaints this month about dogs attacking residents when not properly contained. Please remember that dogs must be leashed within our community, as clearly posted at both entrances.

Trash Cans

To prevent attracting bears, please store your trash cans inside your garage or an enclosed area. Leaving them outside beyond trash day violates our covenants.

Lighting and Dark Sky Community

As a Dark Sky community, we encourage you to turn off unnecessary outdoor lights in the evening to preserve our beautiful night sky. If your neighbor is leaving their lights, on we encourage you to reach out to them before engaging the board.

Dark Sky Observatory

Our local observatory, is located near the east entrance to Remington Ranch, and is a great resource for stargazing. You can find its location on Google Maps: [Dark Sky Observatory](#). You can also check out a YouTube segment about it here: [YouTube Segment](#).

County Yard Lighting

Residents in the Meadowood area expressed concerns about the lighting on county buildings near the fairgrounds. If you feel these lights need to be toned down, please reach out to Bill Bullock, our County Commissioner, at **406-425-4517**.

Snow Plowing Preparations

As we prepare for winter, please remember that the HOA maintains a “10-foot easement” along all roads. The snowplow operator and the HOA are not responsible for any items within this easement that may be damaged during snow removal. Please plan accordingly.

Thank you for your continued adherence to our CCRs, which help keep our community a desirable and enjoyable place to live.

Warm regards,

Warren
HOA President

October 2024 Newsletter article from the ARC - Architectural/Landscape Review Committee (ARC)

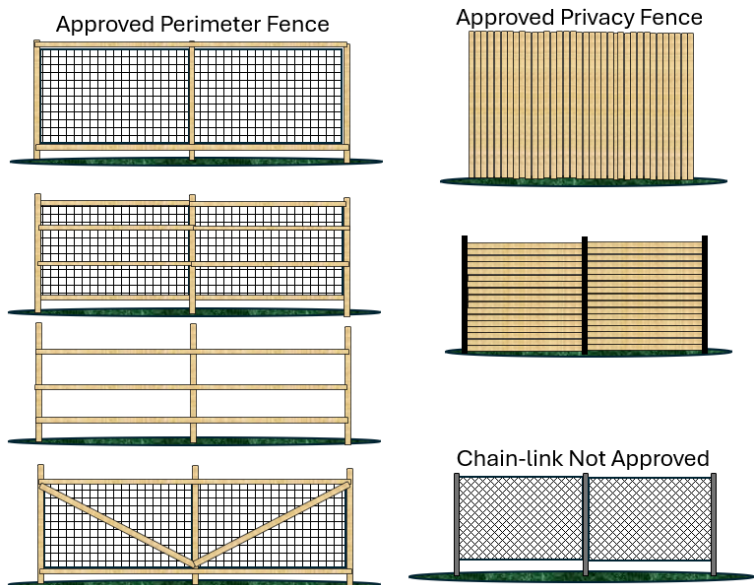
This committee is chaired by: Ivan Kosorok, Board Member At Large, with 4 additional MMPOA property owners representing each major subsection within MMPOA.

Inquiries and new build/landscaping requests are picking up as we move into the busy summer. Please send ARC application, plans, and requests to:

architectmmpoa500@gmail.com

As we head into fall, we are continuing to see some last minute projects come up and want to remind folks of what types of fences are approved and not approved. Its fairly

straightforward; no chain-link fences. We will be adding a section onto the ARC application that will have fence types, so all you will need to do is select which one you want, add a map, and you should be good to go:



There have been some great projects this summer and I want to thank everyone for their cooperation.

Solar - we have had a few requests for solar panels this fall and want to remind everyone that Northwestern Energy is still at a 1:1 credit ratio for power. If you were to get solar now, you will be locked in at 1:1 for the lifetime of the installation. There are many companies nationwide that are closer to a 1-1.6, good for them and less so for the homeowner. There are great rebates out there right now and we are happy to help point you in a direction if interested!

BEARS - Just a reminder, bears are still out and very active. Please consider upgrading your trash cans to a lockable lid. Not only for bears, but also for the birds that tend to pick apart trash when the lids blow open. The additional fee is very minimal and Republic is happy to help.

If you do need help getting your lawn mowed or cared for, please reach out and we can help point you in the right direction for it.

2024 ARC Numbers to date:

- Home additions/remodel – 2 requests
- Greenhouse/Sheds – 6 request

- ☐ Solar - 4 requests
- ☐ Landscaping – 10+ requests
- ☐ New build – 4 request

If you see something occurring in our subdivision that violates our CCRs, **please first communicate with that property owner directly**. You, as a fellow property owner, have an important voice. We count on everyone to look after Remington Ranch by speaking up. If your intervention is met with resistance or disagreement, a second step would be to email the MMPOA at: rranch2016@gmail.com.

If you need help getting a rough site map lined out for fence approval or landscaping, let us know and we can do our best to accommodate.

- Here is an example of a site map that I am happy to help put together for you!



REMINGTON RANCH BULLETIN BOARD

We would like to encourage our residents with businesses as well as students who would like to provide services such as yardwork, baby and dog sitting or any other service to advertise here. There is NO CHARGE for this service. If you are interested in advertising please contact rranch2016@gmail.com and the information will be forwarded.

DARK SKY INITIATIVE - One of the beautiful aspects of living in Red Lodge is how clear and bright the stars are at night. This beauty is diminished by outdoor lights left on or unneeded street lights. There is a growing movement in Red Lodge to make us an official dark sky community. See YouTube below:

We do have an observatory! Here's the exact location (added to google maps):
<https://maps.app.goo.gl/U8yRWrpAsrE2RE3X8>

Here is a YouTube channel clipping of the Backroads of Montana segment on our observatory:

https://www.youtube.com/watch?v=5pBLz_wj6x0&pp=ygUUd2hpc3RsZXIgb2JzZXJ2YXRvcnk%3D

For more information or to join the movement please contact either: Tom Prosser at: Tprosser@treecaescience.com or Theresa Whistler at: theresawhistler@gmail.com

YARD and MISCELLANEOUS SERVICES

Red Lodge High student, Carter DeRennaux, is available for a variety of services which include: house sitting, dog sitting, lawn mowing, weed pulling, any outdoor cleanup etc. Call or text to: 573 308 5160



My name is Cameron Cooper and I live at 7 Willow Bend. I am the owner of Red Lodge contracting LLC. I have 15+ years of experience and I am able to do everything from a complete build down to minor repairs. Give us a call today for a free estimate on your project.



Summer is here! Services we offer: Window Cleaning, Pressure Washing, Gutter Cleaning. Call or text for a free quote.

SUMMER LOT MOWING OPTIONS

Thank you to those who have reached out for information regarding names of individuals or companies that could help with getting the lots mowed.

Vacant Lots with no structures on them can be done by Marvin Knutson – 406-223-1944

Lots with Houses -- Brady 406-425-1679

Elk & Pine -- Randy 406-426-4884

SNOW PLOW VENDORS

Here are some names who plow during the winter months if you require this service:

Target Construction - Ledale Hill - 406 861 9784

Elk 'n Pine - Randy 406-426-4884

Tony Kuehn - Mountain Fence and Snow Plowing - 406 274-8789

Jeff Day - 406- 698-2480

If you think we should add others please let us know at: rranch2016@gmail.com

MASTER CUT LAWN CARE SERVICES

Grandview South Owner, Mark Bridges, is providing professional mowing services. Bare lots or manicured grounds. Mowing, Trimming, Blowing - Reasonable rates and free estimates. Call Mark Bridges, owner 406-261-0982

CRACK FILLING AND SEALCOATING

My name is Elijah Lauver, the son of Keith and Theresa Lauver. I'm a local college student and Remington Ranch resident. This summer to help offset the cost of college, I'm offering

asphalt repair services. More specifically, crack filling and sealcoating. Sealcoating protects and prolongs the life expectancy of asphalt pavement by filling surface damage and providing a protective layer to keep out damaging UV rays, vehicle fluids, and water. Crack filling is also necessary in order to prolong the life of roadway surfaces and prevent costly repairs.

Please call Elijah Lauver for a quote: 406-425-1535

2024 MMPOA BOARD MEMBERS

Warren Hill / President

Lead Annual and Board meetings, Legal,
snow plowing road grading crack sealing oil treatment

presidentMMPOA100@gmail.com

Tom Polinko/Vice President

Communications:

MMPOA Facebook, Newsletter, Web Page, Fire Pond, Summer Bash

vicepresidentMMPOA200@gmail.com

Mike Mastel/Treasurer

MMPOA insurance

treasurerMMPOA400@gmail.com

Jay Herman/Secretary

Annual meeting assist, Weed Spraying/Mowing, Islands/Beautification

secretaryMMPOA300@gmail.com

Ivan Kosorok/Board Member at Large

Architectural Committee Lead

boardmemberMMPOA600@gmail.com

Helen Hutson

Administrative Assistant

rranch2016@gmail.com

CONTACT DETAILS CHANGES

Please cut and paste into an email and send to: rranch2016@gmail.com

or

USPS mail to: PO Box 2016, Red Lodge, MT 59068

Member Name (primary contact): _____

Phone: _____

Email: _____

Mailing address: _____

Member Name (Additional contact): _____

Phone: _____

Email: _____

Mailing address (if different): _____

NOTE:

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